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Weekly Santa Ynez Valley Real Estate Update
 5/1/2011 TO 5/31/2011

**I provide the information below as a courtesy to potential Buyers and Sellers!
 Activity listed is for MAY 1, 2011 TO MAY 31, 2011. Please call **JUDY
 CRAWFORD** at **(805) 588-1425** for the best priced properties.**

NEW LISTINGS

Type	Address	Town	Bed/Bath	Lot Size	Listed Price
Condo	593 Central Avenue	Buellton	3/3		\$248,500
Condo	762 Hillside Drive	Solvang	3/3		\$545,000
Residential	328 Second Street	Buellton	3/2	0.20	\$299,000
Residential	355 Coiner Street	Los Alamos	2/1	0.17	\$299,900
Residential	154 Valley Station Circle	Buellton	3/3	0.08	\$395,000
Residential	321 Dania Avenue	Buellton	3/2	0.24	\$365,000
Residential	529 Fifth Street	Solvang	2/1	0.13	\$399,000
Residential	3440 Manzana Street	Santa Ynez	3/3	0.25	\$425,000
Residential	505 Dairy Way	Buellton	3/2	0.19	\$449,500
Residential	517 Quail Run Road	Buellton	3/2	0.17	\$459,000
Residential	3160 Glengary Road	Santa Ynez	3/2	1.00	\$574,000
Residential	3261 Samantha Drive	Santa Ynez	4/2	0.77	\$580,000
Residential	2730 San Marcos Avenue	Los Olivos	4/3	0.17	\$599,000
Residential	1959 Viborg Road	Solvang	3/3	0.61	\$649,000
Residential	982 Fredensborg Cyn. Road	Solvang	3/2	2.73	\$675,000
Residential	3175 Horizon Drive	Santa Ynez	3/3	0.90	\$699,000
Residential	1222 Deer Trail Lane	Solvang	4/3	1.25	\$850,000
Residential	1241 Hager Lane	Buellton	3/3	1.30	\$852,500
Residential	2543 Elk Grove Road	Solvang	2/2	1.81	\$895,000
Residential	2678 Janin Way	Solvang	4/3	1.00	\$899,000
Residential	724 N. Refugio Road	Santa Ynez	4/3	1.00	\$950,000
Residential	1505 N. Refugio Road	Santa Ynez	3/2	5.16	\$950,000
Residential	2661 Quail Valley Road	Solvang	4/3	1.74	\$1,145,000
Residential	1627 Calzada Avenue	Santa Ynez	4/2	2.92	\$1,150,000
Residential	1242 Alamo Pintado Road	Solvang	4/3	5.14	\$1,150,000
Residential	1461 W. Highway 246	Buellton	4/3	4.69	\$1,175,000

Residential	2875 Baseline Avenue	Santa Ynez	3/4	4.77	\$1,495,000
Residential	3694 Tivola Street	Santa Ynez	3/2	0.46	\$1,495,000
Residential	1240 Ladan Drive	Solvang	3/5	4.31	\$1,595,000
Residential	1325-1321 Via Dinero	Solvang	4/4	5.00	\$1,795,000
Residential	3235 Calle Bonita	Santa Ynez	5/4	19.5	\$2,900,000
Residential	1490 Dove Meadow Road	Solvang	6/7	3.19	\$4,495,000
Residential	510 Highway 101	Buellton	5/5	1086.1	\$8,900,000
Commercial	150 Leslie Street	Los Alamos		0.38	\$219,000
Land	90 Second Street	Buellton		3.63	\$925,000

PRICE CHANGE

					Original	New
Type	Address	Town	Bed/Bath	Lot Size	Listed Price	Listed Price
Condo	682 Hillside Drive	Solvang	3/2		\$659,000	\$599,000
Residential	330 Gonzales Lane	Los Alamos	3/2	0.12	\$329,000	\$259,000
Residential	1721 Laurel Avenue	Solvang	1/1	0.14	\$275,000	\$260,000
Residential	24 Gonzales	Los Alamos	3/2	0.15	\$270,000	\$270,000
Residential	1721 Laurel Avenue	Solvang	1/1	0.14	\$285,000	\$275,000
Residential	349 Savanna Drive	Los Alamos	3/2	0.20	\$315,000	\$309,000
Residential	105 Main Street	Los Alamos	3/3	0.22	\$379,900	\$364,900
Residential	590 Pine Street	Solvang	2/1	0.20	\$399,000	\$379,000
Residential	1548 Laurel Avenue	Solvang	3/2	0.16	\$420,000	\$395,000
Residential	2086 Rebild Drive	Solvang	2/2	0.23	\$425,000	\$399,000
Residential	940 Fredensborg Canyon	Solvang	4/2	1.09	\$469,965	\$419,000
Residential	2719 San Marcos Avenue	Los Olivos	3/2	0.17	\$449,000	\$422,300
Residential	2086 Rebild Drive	Solvang	2/2	0.23	\$465,000	\$425,000
Residential	2090 Holly Lane	Solvang	2/2	0.25	\$467,000	\$425,000
Residential	341 Fairway Drive	Solvang	2/3	0.73	\$495,000	\$425,000
Residential	1290 Edison Street	Santa Ynez	3/2	0.23	\$465,000	\$445,000
Residential	331 Arden Avenue	Buellton	4/2	0.21	\$480,000	\$459,000
Residential	331 Arden Avenue	Buellton	4/2	0.21	\$499,000	\$480,000
Residential	218 Ranch Road	Buellton	3/2	0.17	\$509,000	\$485,000
Residential	1031 Jason Way	Solvang	3/2	1.00	\$525,000	\$499,000
Residential	2187 Rebild Drive	Solvang	3/2	0.30	\$548,500	\$510,000
Residential	975 College Canyon Road	Solvang	3/2	1.50	\$517,900	\$514,900
Residential	3110 Oxbow Place	Solvang	2/2	0.50	\$575,000	\$518,750
Residential	70 Pepperwood Way	Solvang	3/3	0.24	\$549,000	\$525,000
Residential	3020 Buttonhook Road	Solvang	3/3	1.30	\$584,000	\$525,000
Residential	1959 Viborg Road	Solvang	3/3	0.61	\$649,000	\$539,000
Residential	321 Cedar Lane	Buellton	4/3	0.18	\$615,000	\$599,000
Residential	1373 Cimarron Drive	Santa Ynez	3/2	0.47	\$675,000	\$625,000
Residential	3176 Horizon Drive	Santa Ynez	4/3	0.91	\$859,000	\$799,000
Residential	724 N. Refugio Road	Santa Ynez	4/3	1.00	\$950,000	\$899,000
Residential	2501 Railway Avenue	Los Olivos	4/4	1.10	\$1,150,000	\$1,089,000
Residential	2590 Avenida Caballo	Santa Ynez	3/5	18.2	\$1,137,300	\$1,110,000
Residential	3356 Cimarron Drive	Santa Ynez	5/4	0.63	\$1,195,000	\$1,150,000
Residential	2379 Janin Way	Solvang	4/3	1.10	\$1,185,000	\$1,165,000
Residential	1446 Edison Street	Santa Ynez	4/3	5.00	\$1,235,000	\$1,230,000
Residential	1436 Remington Drive	Santa Ynez	4/4	1.00	\$1,399,000	\$1,295,000
Residential	2860 Baseline Avenue	Santa Ynez	5/4	5.06	\$1,495,000	\$1,295,000
Residential	1760 N. Refugio Road	Santa Ynez	4/4	9.49	\$1,595,000	\$1,495,000
Residential	1080 Viendra Drive	Solvang	4/4	20.0	\$1,795,000	\$1,650,000

Residential	1629 N. Refugio Road	Santa Ynez	3/3	6.95	\$2,350,000	\$2,050,000
Residential	3385 Baseline Avenue	Santa Ynez	3/2	9.70	\$2,749,000	\$2,395,000
Residential	826 Ballard Canyon Road	Solvang	4/5	25.0	\$4,495,000	\$3,995,000
Residential	1015 Ladan Drive	Solvang	5/7	6.65	\$4,495,000	\$4,295,000
Land	8655 Bell Street	Los Alamos		2.32	\$198,000	\$149,900
Land	610 Main Street, Parcel 2	Los Alamos		0.23	\$200,000	\$179,000
Land	610 Main Street, Parcel 3	Los Alamos		0.16	\$200,000	\$179,000
Land	610 Main Street, Parcel 4	Los Alamos		0.23	\$200,000	\$179,000
Land	2269 Sunrise Way	Solvang		1.00	\$260,000	\$248,000
Land	765 Chalk Hill Road	Solvang		9.50	\$849,000	\$739,000

PENDING SALES

Type	Address	Town	Bed/Bath	Lot Size	Listed Price	
Condo	629 Central Avenue, #A	Buellton	2/2		\$175,000	
Condo	619 Central Avenue, #2	Buellton	3/3		\$250,000	
Condo	340 Mallory Way, #104	Buellton	3/3		\$275,000	
Residential	1624 Maple Avenue	Solvang	3/1	0.18	\$289,900	
Residential	328 Second Street	Buellton	3/2	0.20	\$299,000	
Residential	850 Rancho Alisal Drive	Solvang	2/3	0.56	\$350,000	
Residential	105 Main Street	Los Alamos	3/3	0.22	\$364,900	
Residential	2086 Rebild Drive	Solvang	2/2	0.23	\$399,000	
Residential	276 Parkview Road	Buellton	3/2	0.16	\$399,900	
Residential	262 Valley Dairy Road	Buellton	4/2	0.15	\$424,900	
Residential	690 Rancho Alisal Drive	Solvang	3/2	0.55	\$425,000	
Residential	1562 Aalborg Court	Solvang	3/3	0.47	\$459,000	
Residential	3524 Olive Street	Santa Ynez	3/2	0.35	\$475,000	
Residential	330 Dogwood Drive	Buellton	6/3	0.16	\$519,000	
Residential	3160 Glengary Road	Santa Ynez	3/2	1.00	\$574,000	
Residential	321 Cedar Lane	Buellton	4/3	0.18	\$599,000	
Residential	350 Riverview Drive	Buellton	4/3	0.16	\$599,900	
Residential	2720 Santa Barbara Avenue	Los Olivos	3/2	0.53	\$673,000	
Residential	2255 Olivet Avenue	Los Olivos	4/2	0.44	\$747,500	
Residential	1687 Nordentoft Way	Solvang	4/3	0.79	\$799,000	
Residential	1566 Edison Street	Santa Ynez	5/3	7.63	\$849,761	
Residential	1545 Viking Way	Solvang	5/3	1.00	\$895,000	
Residential	1515 Edison Street	Santa Ynez	3/4	9.68	\$950,000	
Residential	246 Valhalla Drive	Solvang	3/3	0.40	\$960,000	
Residential	1627 Calzada Avenue	Santa Ynez	4/2	2.92	\$1,050,000	
Residential	1639 Calzada Avenue	Santa Ynez	4/4	3.28	\$1,095,000	
Residential	2590 Avenida Caballo	Santa Ynez	3/5	18.2	\$1,110,000	
Residential	1599 N. Refugio Road	Santa Ynez	3/2	19.6	\$1,499,000	
Land	7030 Long Canyon Road	Los Alamos		20.4	\$149,000	
Land	7020 Long Canyon Road	Los Alamos		20.0	\$199,500	
Land	3471 Woodstock Road	Santa Ynez		20.0	\$675,000	
Commercial	437 Second Street	Solvang		0.16	\$795,000	

FINAL SALES

Type	Address	Town	Bed/Bath	Lot Size	Listed Price	Sold Price
Condo	1676 Maple Avenue, #12	Solvang	2/1		\$149,000	\$143,000
Residential	575 Perkins Street	Los Alamos	3/2	0.23	\$288,800	\$288,800

Residential	831 Coiner Court	Los Alamos	4/3	0.18	\$322,500	\$319,000
Residential	1852 Laurel Avenue	Solvang	3/2	0.28	\$410,000	\$413,000
Residential	1451 Kronborg Drive	Solvang	3/2	0.50	\$475,000	\$465,000
Residential	769 Elsinore Drive	Solvang	3/2	0.60	\$495,000	\$495,000
Residential	961 Stadium Place	Solvang	4/3	1.10	\$735,000	\$600,000
Residential	2780 Alta	Los Olivos	4/2	0.76	\$575,000	\$625,000
Residential	1566 Edison Street	Santa Ynez	5/3	7.63	\$849,761	\$860,000
Residential	3009 Woodstock Road	Santa Ynez	4/4	5.50	\$1,275,000	\$1,000,000
Residential	4070 Paseo Poco	Santa Ynez	4/3	5.00	\$1,095,000	\$1,095,000
Residential	1599 N. Refugio Road	Santa Ynez	3/2	19.6	\$1,499,000	\$1,300,000
Commercial	2908 Grand Avenue	Los Olivos		0.20	\$949,000	\$750,000